

June 19th 2014, 6:30 pm upper meeting room Willey Building – Planning Commission

## Cabot Planning Commission Meeting

In attendance

Gary Gulka, Frank Kampf, Chuck Marion

Brandy Saxton – Place Sense

Selectboard – Caleb Pitkin, members of community

### 1. Public review current draft of proposed zoning ordinance.

Begin Section 3 Standards that protect natural resources Comments are listed for areas that require consideration,

3D01A1 Major minor permits, list driveway as separate development include in road standards best practices language for erosion control drive way would not be included in disturbed area (local permitting only)

3D01D5 storage and staging of equipment, vehicles should be listed

Stream measurements shall be taken from top of bank include diagram

3D04 change must to shall

3D05D4 discuss height of retaining wall designer required when over 6' safety reasons, take out aesthetic piece

Brandy will bring language for farmworker housing to include in temporary housing, PC to discuss plan and where it should be in regulations.

3E04B home occupation discuss needs levels of permit requirements a home occupation without employees and no outward sign of business, no permit, those who require employees signage would need to apply for permit

strike limit on employees for B&B

3e06 requirements for commercial daycare screening requirements, remove requirement for plantings unless it is commercial center

3e07 should we rely on state definition does this section need another look general discussion

### 2. Review of format of proposed ordinance based on comments

Questions are nice formatting in sections, however it makes it hard to find heading, PC should look at draft from a readability standpoint prior to next meeting to discuss formatting changes ie lists of exemptions. Bring comments on layout to next discussion prior to next revision.

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3. Discussion of timeline for revisions review next draft moving forward

Next meeting will be July 17<sup>th</sup> not July 3<sup>rd</sup> plan is to wrap up review on this draft. Next meeting after that will be scheduled for August

4. WW allocations and extension of water line into lower Cabot - update.

Not discussed

Submitted by Karen Deasy 6/23/2014

Approved 7/17/2014